

## MEETING NOTES

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, August 22, 2019, 8:00 a.m., Conference Room 214, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska.

**MEMBERS IN ATTENDANCE:** Mary Campbell, Heidi Cuca, Delonte Johnson, Kile Johnson, Karen Nalow, Ann Post and David Quade

**OTHERS IN ATTENDANCE:** Ed Zimmer, David Cary and Teresa McKinstry of the Planning Department, Robert Ripley and Matt Hansen of the Nebraska Capitol Commission, Lynn Johnson and J.J. Yost of Parks and Recreation.

**STATED PURPOSE OF MEETING:** Nebraska Capitol Environs Commission Meeting

Chair Kile Johnson called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

K. Johnson then called for a motion approving the minutes of the regular meeting held July 25, 2019. Motion for approval made by Cuca, seconded by Campbell and carried 5-0: Campbell, Cuca, D. Johnson, K. Johnson and Quade voting 'yes'; Nalow and Post absent at time of vote.

### **CERTIFICATE OF APPROPRIATENESS FOR WORK AT 641-647 SOUTH 21<sup>ST</sup> STREET IN THE CAPITOL ENVIRONS DISTRICT**

#### **PUBLIC HEARING:**

**August 22, 2019**

Members present: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade.

Ed Zimmer stated that this is at the corner of the district. The building permit came in for two duplexes. The south one is out of the district. Zimmer has already reviewed and approved that for compliance with the Neighborhood Design Standards. The north unit is in the jurisdiction of NCEC. The District Standards call for redevelopment of good quality, affordable housing but the Standards don't define affordable in quantitative terms. This is being developed by NeighborWorks. They are proposing on two duplexes on this site. These would not be on separate lots. The design is traditional. To meet the parking requirement, there are two stalls per unit, one in the garage and one out front.

Kile Johnson looked at this yesterday. This is a wonderful view and spruces up the neighborhood.

Campbell believes this meets the recommended findings.

**ACTION:**

Campbell moved approval of a Certificate of Appropriateness, seconded by Quade and carried 7-0: Campbell, Cuca, D. Johnson, K. Johnson, Nalow, Post and Quade voting 'yes'.

**MISCELLANEOUS:**

\* Zimmer stated that the November joint meeting with the State Capitol Commission will be on November 21, 2019. 10:00 a.m. at the State Capitol building in Room 1507. It is always good to hear what the Capitol improvements of the preceding year have been.

\* Zimmer stated there is work going on at the old Post and Nickel site. There are no changes of substance. He told them to come here if they paint a mural on the side of the building.

\* Campbell saw something in the paper about a development at the former P.O. Pears building. Zimmer stated that is outside the Capitol Environs district. What has been discussed is still in the early stages, a student housing project. They were trying to reach an agreement, but weren't ready yet. It is in a crucial 9<sup>th</sup> St. to 10<sup>th</sup> St. corridor.

\* Zimmer stated there is talk of another hotel on the Journal Star block. The blocks from 9<sup>th</sup> St. to 10<sup>th</sup> St. are tricky for circulation. We have Downtown Design Standards that address the basic issues, mostly the pedestrian experience. Redevelopment Agreements can require a higher standard.

Kile Johnson stated it is fascinating to see the mix of hotels and student housing in downtown. Zimmer noted we like to see a broader range of housing types. The Latitude Building has a higher percentage of year-round residents, not just students as initially anticipated

Ripley asked if the building is 100 percent occupied. David Cary stated that we are hearing around 90 percent. Zimmer added that the market seems to say there is additional interest in student housing. Ripley wondered about the apartments in the old Baker Hardware site. Zimmer has heard that the "8N" building is close to 100 percent occupied.

\* Kile Johnson asked about electric scooters. Cary stated that staff is talking and discussing regulations. Zimmer added that utilization of BikeShare is high.

Ripley read an article about autonomous vehicles. Zimmer believes the question is, if we can tolerate them being as good or better than human drivers, but imperfect.

There being no further business, the meeting was adjourned at 8:15 a.m.